



To the Honorable Council  
City of Norfolk, Virginia

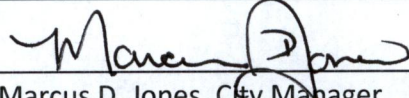
April 14, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exceptions to operate Automobile and Truck Repair and Gas Station at 4225 Granby Street – Im Do/Granby Exxon**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
Marcus D. Jones, City Manager

Item Number: R-2

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exceptions to operate Automobile and Truck Repair and a Gas Station
- IV. **Applicant:** Im Do/Granby Exxon
- V. **Description**
  - The existing automobile repair and gas station have operated from the site since 1991 and predate the Riverview Pedestrian Commercial Overlay zoning which requires Special Exceptions for these uses.
  - The applicant is proposing to expand the automobile repair business by adding a third repair bay to the rear of the building.
  - If granted the Special Exception requests would bring both uses into compliance and allow a bay to be added to the automobile repair establishment.

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated March 26, 2015 with attachments
- Letter and e-mail from Civic League
- Proponents and Opponents
- Ordinances





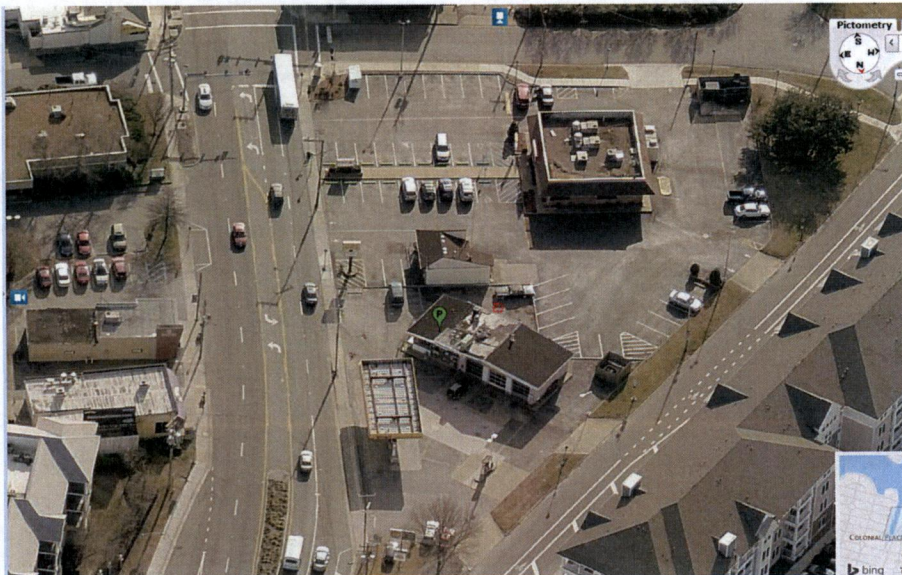
# City of NORFOLK

## Planning Commission Public Hearing: March 26, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GH*

Staff: Susan Pollock Hart, CFM *SPH*

Staff Report	Item No. 8	
Address	4225 Granby Street	
Applicant	Im Do	
Request	Special Exceptions	<ul style="list-style-type: none"><li>• Automobile and Truck Repair</li><li>• Gas Station</li></ul>
Property Owner	Granby Mobile Corporation	
Site Characteristics	Site Area	18,583 sq. ft.
	Zoning	C-2 (Corridor Commercial and the Riverview PCO (Riverview Pedestrian Commercial Overlay) district
	Neighborhood	Colonial Place/Riverview
	Character District	Traditional
Surrounding Area	North	Riverhouse apartments
	East	Riverview PCO: Breath Yoga Center; Crackers Eating and Drinking Establishment
	South	Riverview PCO: Herbal Farmacy and Mi Hogar Mexican Eating and Drinking Establishment
	West	Riverhouse apartments



#### **A. Summary of Request**

- This request would bring both existing legal, nonconforming uses (automobile and truck repair and gas station) into compliance and allow the Automobile Repair component of the business to expand.
- The applicant is proposing to add a repair bay to the south side of the building.
- The hours of operation for both businesses are:
  - 7:00 a.m. to 9:00 a.m., Monday through Friday
  - 8:00 a.m. to 6:00 a.m. on Saturday
  - Closed on Sunday

#### **B. Plan Consistency**

- The proposed special exceptions are consistent with *plaNorfolk2030*, which designates this site as commercial.

#### **C. Zoning Analysis**

##### **i. General**

- The existing businesses have operated from the site since 1991 which predate the Riverview Pedestrian Commercial Overlay zoning and the need for a Special Exception.
- The PCO permits both uses by special exception.
- The request would bring both uses into compliance and allow a bay to be added to the automobile repair establishment.

##### **ii. Parking**

- The required parking in the Traditional Character District for an automobile and truck repair facility is three spaces per repair bay.
  - The proposed structure would be required to have 12 parking spaces.
  - Sufficient parking is provided on site to support the proposed use.

##### **iii. Flood Zone**

- The property is located in the X (low to moderate), X Shaded and AE (High Risk) Flood Zone.
- Should any portion of the addition encroach into the AE Flood Zone, it will have to comply with the required development standards.
- As this is a non-residential use, there are flood proofing options available to accomplish this if needed.

#### **D. Transportation Impacts**

- No additional trips are forecast related to the proposed continuation of the existing gas station operation on the site.
- Institute of Transportation Engineers figures estimate that expansion of the existing automobile repair use on the site will generate 12 new vehicle trips per day related to the construction of one additional service bay.

- The existing northernmost driveway on Llewellyn and the middle driveway on Granby Street will be closed.

**E. Impact on the Environment**

- The applicant will install landscaping along the Llewellyn Avenue frontage and on Granby Street, as approved by the Department of Recreation, Parks, and Open Space, in order to further screen the parking area and gas pumps and improve stormwater infiltration.
- A hazardous materials management plan shall be prepared and submitted to the Department of Planning.

**F. Impact on Surrounding Area/Site**

- The site is located at the south foot of the Granby Street Bridge in the Riverview business area developed with a mix of commercial uses.
- By requiring this use to conform to the conditions listed below, the proposed expansion of the automobile and truck repair facility should not have a negative effect on the surrounding area.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- The application was sent to the Riverview Business Association and the Colonial Place/Riverview Civic League.
- The civic league has indicated that they support both requests.

**I. Community Outreach/Notification**

- Legal notice was posted on the property on January 20.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 12 and 19.

**J. Recommendation**

Staff recommends that the request for a special exception to operate an automobile and truck repair facility be **approved** subject to the conditions listed below:

- (a) The hours of operation for the facility shall be from 7:00 a.m. until 9:00 p.m., Monday through Friday, from 8:00 a.m. to 6:00 p.m. on Saturday and closed on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked "Exhibit A." The landscaping shall be installed

no more than 3 months after the adoption of this ordinance.

- (c) The northernmost driveway on Llewellyn Avenue and the middle driveway on Granby Street shall be closed in accordance with standards set forth by the Department of Public Works.
- (d) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the *Zoning Ordinance of the City of Norfolk*, 1992 (as amended), no less than 50 percent of the glass areas of the front facade of the building shall be transparent as defined within the *Zoning Ordinance*.
- (e) The dumpster shall be screened with masonry walls that complement the building.
- (f) There shall be no signage on any wall of the building other than the front façade.
- (g) All portables signs shall be removed.
- (h) There shall be no storage tanks, drums or barrels stored outside.
- (i) Storage tanks that are not being utilized shall be removed from the site.
- (j) All storage tanks and bollards on site shall be painted and property maintained.
- (k) A hazardous materials management plan shall be prepared and submitted to the Department of City Planning, detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the dispensing of fuel to occur on the property to mitigate the potential for hazardous liquid absorption into groundwater or surface waters. Once approved, the plan shall be fully and continuously implemented.
- (l) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties or public right-of-way.
- (m) The facility shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (n) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (o) The property shall be kept in a clean and sanitary condition at all times.

- (p) Conditions (b), (c), (e), (f), (g), (h) and (i) shall be implemented within 3 months of the adoption of this ordinance.
- (q) The facility shall maintain a current, active business license at all times while in operation.

Staff recommends that the request for a special exception to operate a gas station be **approved** subject to the conditions listed below:

- (a) The hours of operation for the facility shall be from 7:00 a.m. until 9:00 p.m., Monday through Friday, from 8:00 a.m. to 6:00 p.m. on Saturday and closed on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked "Exhibit A." The landscaping shall be installed no more than 3 months after the adoption of this ordinance.
- (c) The northernmost driveway on Llewellyn Avenue and the middle driveway on Granby Street will be closed.
- (d) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined within the *Zoning Ordinance*.
- (e) A hazardous materials management plan shall be prepared and submitted to the Department of City Planning, detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the dispensing of fuel to occur on the property to mitigate the potential for hazardous liquid absorption into groundwater or surface waters. Once approved, the plan shall be fully and continuously implemented.
- (f) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties or public right-of-way.
- (g) The dumpster shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the building.
- (h) The facility shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (i) During all hours of operation, the facility operator shall be responsible for

maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (j) The property shall be kept in a clean and sanitary condition at all times.
- (k) Conditions (b) and (c) shall be implemented within 3 months of the adoption of this ordinance.
- (l) The facility shall maintain a current, active business license at all times while in operation.

**Attachments**

Location Map  
Zoning map  
1000' radii map of similar automobile establishments  
Application  
Landscape Plan

## **Proponents and Opponents**

### **Proponents**

Mark Woodard  
Woodard Design  
1100 Granby Street, Suite 201  
Norfolk, VA 23510

John Childers  
424 Connecticut Avenue  
Norfolk, VA 23508

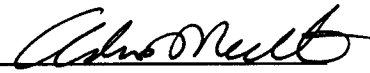
Richard Levin  
610 Pembroke Avenue  
Norfolk, VA 23517

### **Opponents**


None



Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

---

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN AUTOMOBILE AND TRUCK REPAIR FACILITY PRESENTLY KNOWN AS "GRANBY SHELL" ON PROPERTY LOCATED AT 4225 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an Automobile and Truck Repair facility presently known as "Granby Shell" on property located at 4225 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 120 feet, more or less, along the western line of Granby Street and 115 feet, more or less, along the eastern line of Llewellyn; premises numbered 4225 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the facility shall be limited to 7:00 a.m. until 9:00 p.m. Monday through Friday, from 8:00 a.m. until 6:00 p.m. on Saturday and closed on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked as "Exhibit A." The landscaping shall be completely installed within three (3) months of the date of adoption of this ordinance.
- (c) The northernmost curb cut located along the eastern line of Llewellyn Avenue and the middle of three curb cuts located along the western line of Granby

Street will be closed.

- (d) The dumpster shall be gated and will be screened with walls and an exterior treatment that complements the principal building.
- (e) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (f) No signage shall be placed on any wall of the principal building other than on the front façade.
- (g) There shall be no storage tanks, drums or barrels stored outside.
- (h) All bollards on the site shall be painted and maintained free of visible corrosion.
- (i) Test driving of the vehicles shall not occur within any neighborhood in the vicinity of the site.
- (j) No vehicle associated with this facility shall be parked or displayed in any public right-of way, on any unimproved surface, or within any sight distance triangle.
- (k) There shall be no storage of wrecked or inoperative vehicles in any building or on the property without a work order or an insurance claim form.
- (l) All repair work, including the removal or installation of tires, shall be done inside the building. No work may take place outside.
- (m) There shall be no storage or display of tires or other vehicle parts outside the building.
- (n) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent, residential property or public right-of-way.
- (o) At all times the facility shall maintain a current, active business license and shall remain current on

all applicable local taxes that may become due.

- (p) A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the repair work being conducted on the property into groundwater or surface waters shall be prepared and submitted to the Department of Planning. Once approved, the plan shall be fully and continuously implemented.
- (q) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.
- (r) The property shall be kept in a clean and sanitary condition at all times.
- (s) Conditions (b) and (c) shall be implemented within three (3) months of the date of adoption of this ordinance.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and

development, as specified in section 25-8 below, to mitigate potential adverse impacts;

- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:  
Exhibit A (1 page)

**W.D. S. I. N. P.C.**  
 1100 GRANBY STREET  
 NORFOLK, VIRGINIA 23510  
 TEL (757) 666-1400  
 FAX (757) 666-5014  
 © Copyright 2013 W.D. S. I. N. P.C.

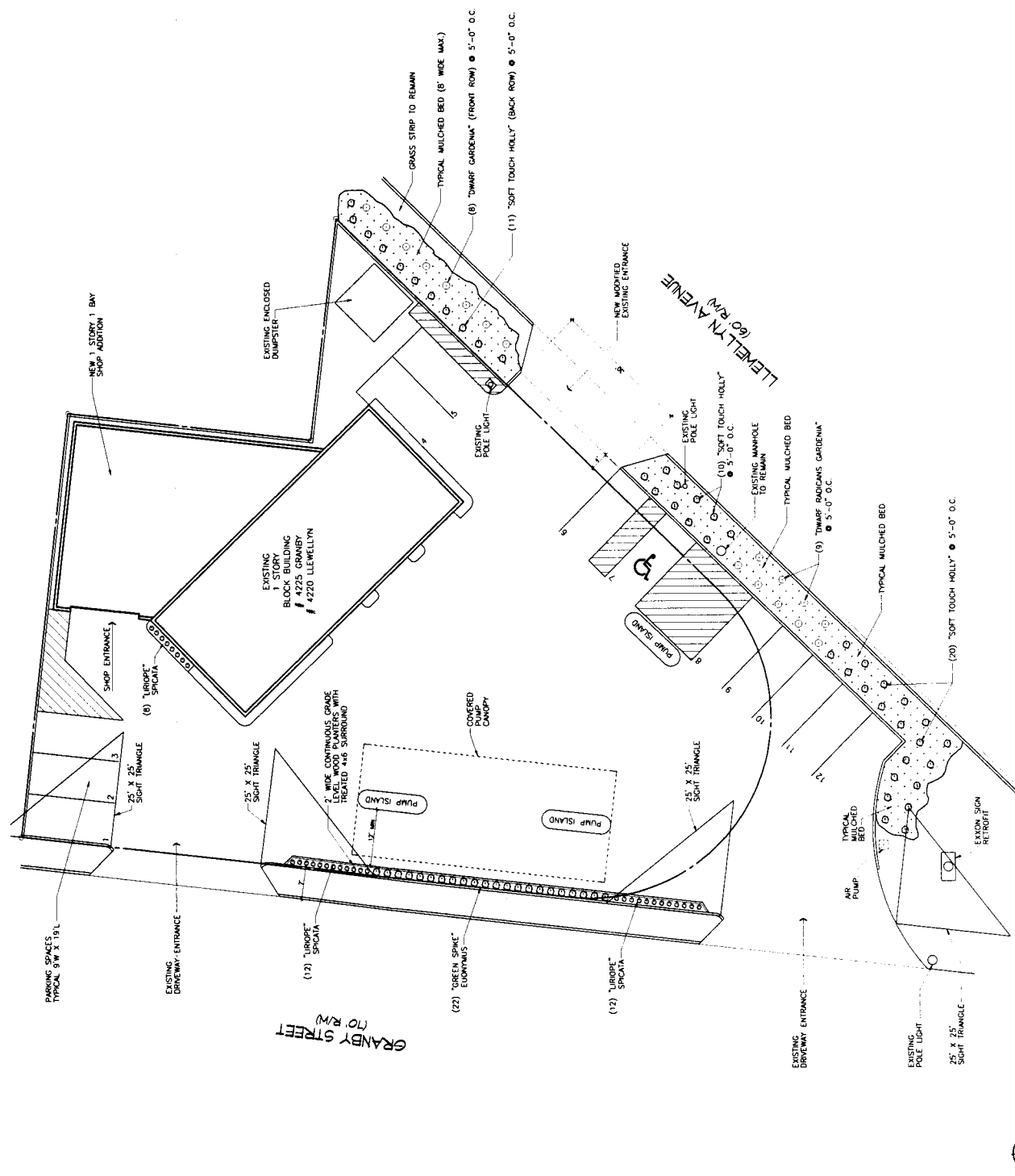
**DO S. IM  
 GRANBY  
 SHELL STATION**  
 4225 GRANBY STREET  
 4220 LLEWELLYN AVENUE  
 NORFOLK, VIRGINIA

**PROPOSED  
 LANDSCAPE  
 PLAN FOR  
 GRANBY  
 SHELL STATION**

**PROPOSED  
 LANDSCAPE PLAN**

DATE: 2/24/15  
 JOB NO: 13010.06

L-1



**PROPOSED LANDSCAPE PLAN**


1" = 10'



Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A GAS STATION PRESENTLY KNOWN AS "GRANBY SHELL" ON PROPERTY LOCATED AT 4225 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a Gas Station presently known as "Granby Shell" on property located at 4225 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 120 feet, more or less, along the western line of Granby Street and 115 feet, more or less, along the eastern line of Llewellyn Avenue; premises numbered 4225 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the facility shall be limited to 7:00 a.m. until 9:00 p.m. Monday through Friday, from 8:00 a.m. until 6:00 p.m. on Saturday, and closed on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked as "Exhibit A." The landscaping shall be completely installed within three (3) months of the date of adoption of this ordinance.
- (c) The northernmost curb cut located along the eastern line of Llewellyn Avenue and the middle of three curb cuts located along the western line of Granby Street will be closed.

- (d) All bollards on the site shall be painted and maintained free of visible corrosion.
- (e) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent, residential property or public right-of-way.
- (f) A hazardous materials management plan shall be prepared and submitted to the Department of Planning, detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the dispensing of fuel to occur on the property to mitigate the potential for hazardous liquid absorption into groundwater or surface waters. Once approved, the plan shall be fully and continuously implemented.
- (g) The dumpster shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (h) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (i) At all times the facility shall maintain a current, active business license and shall remain current on all applicable local taxes that may become due.
- (j) During all hours of operation, the facility operator shall be responsible for maintaining the premises and those portions of public rights-of-way improved by sidewalk or any parking lot adjacent to the premises regulated by the Special Exception to keep it free of litter, refuse, solid waste, and debris.
- (k) The property shall be kept in a clean and sanitary condition at all times.
- (l) Conditions (b) and (c) shall be implemented within three (3) months of the date of adoption of this

ordinance.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

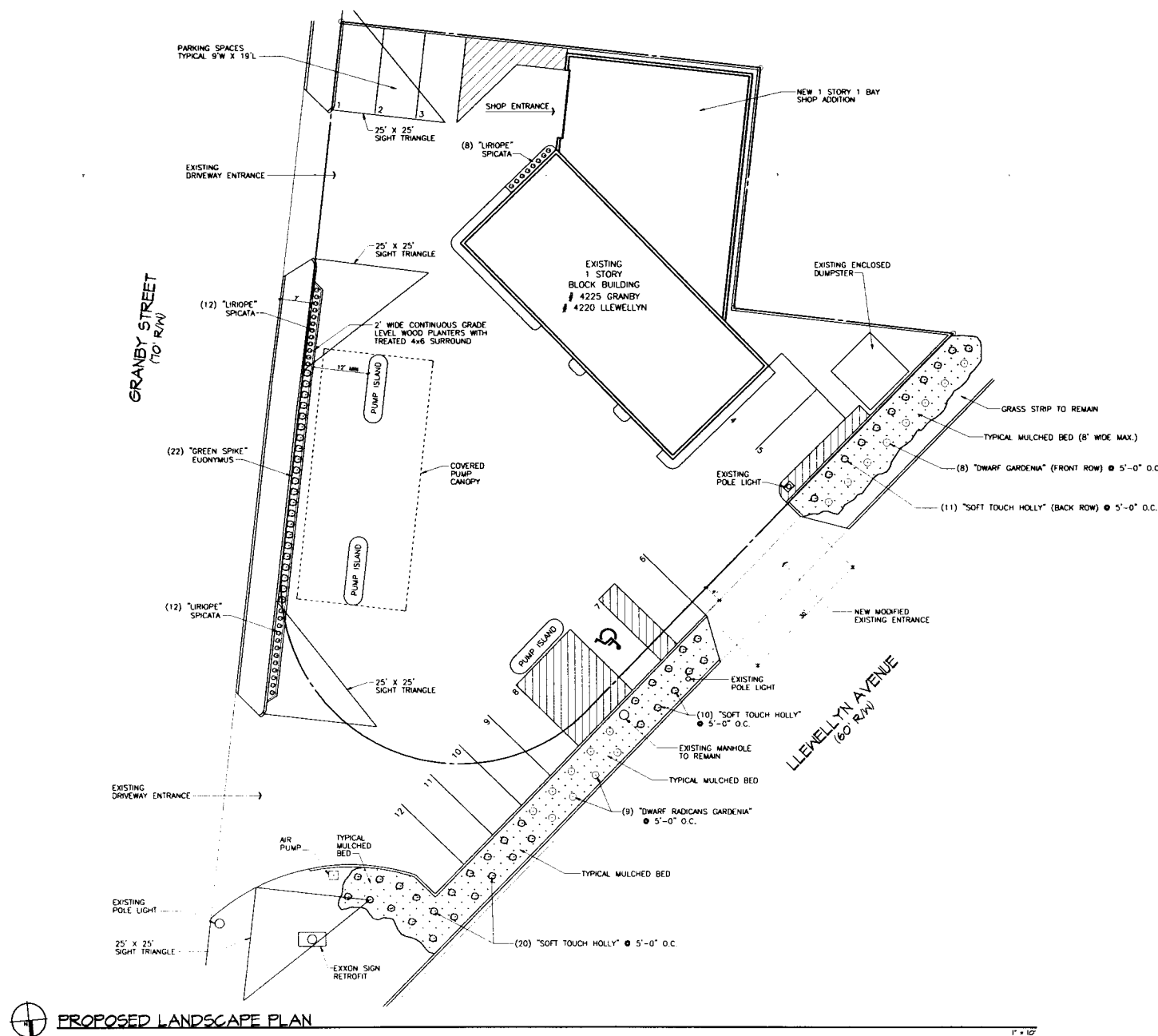
- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause

substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:  
Exhibit A (1 page)



1100 GRANBY STREET  
SUITE 201  
NORFOLK, VIRGINIA 23510  
TEL (757) 466-1400  
FAX (757) 466-5014  
©COPYRIGHT 2015 WOODWARD DESIGN, P.C.

**DO S. IM  
GRANBY  
SHELL STATION**

4225 GRANBY STREET  
4220 LLEWELLYN AVENUE  
NORFOLK, VIRGINIA

**PROPOSED  
LANDSCAPE  
PLAN FOR  
GRANBY  
SHELL STATION**

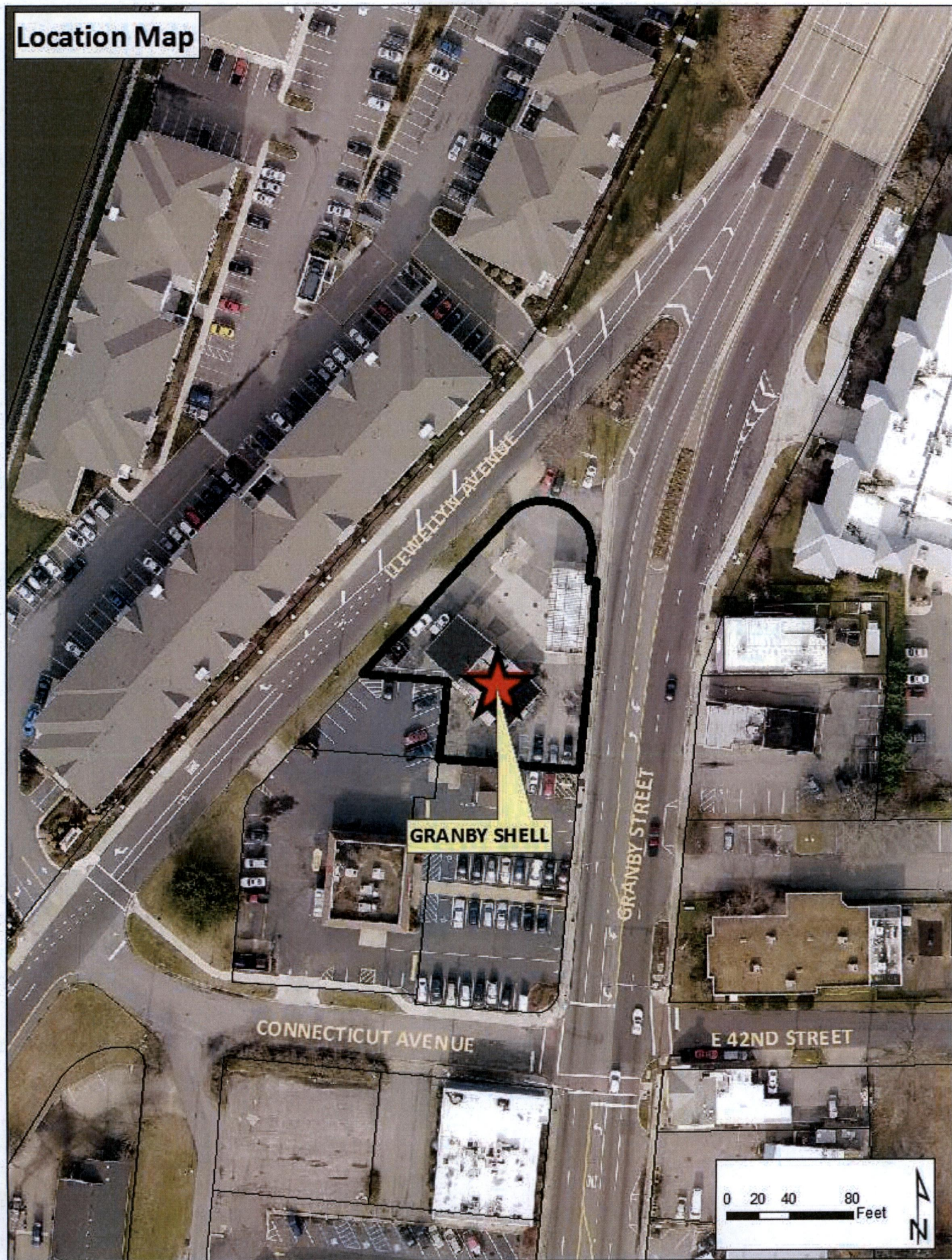
PROPOSED  
LANDSCAPE PLAN

DATE: 2/24/15

JOB NO. 13010.00



**Location Map**





# Zoning Map

PD-RRH

GRANBY STREET

R-14

LLEWELLYN AVENUE

GRANBY SHELL

C-2

C-2

C-2

CONNECTICUT AVENUE

E 42ND STREET

C-2

C-2

OMOHUNDRO AVENUE

C-2

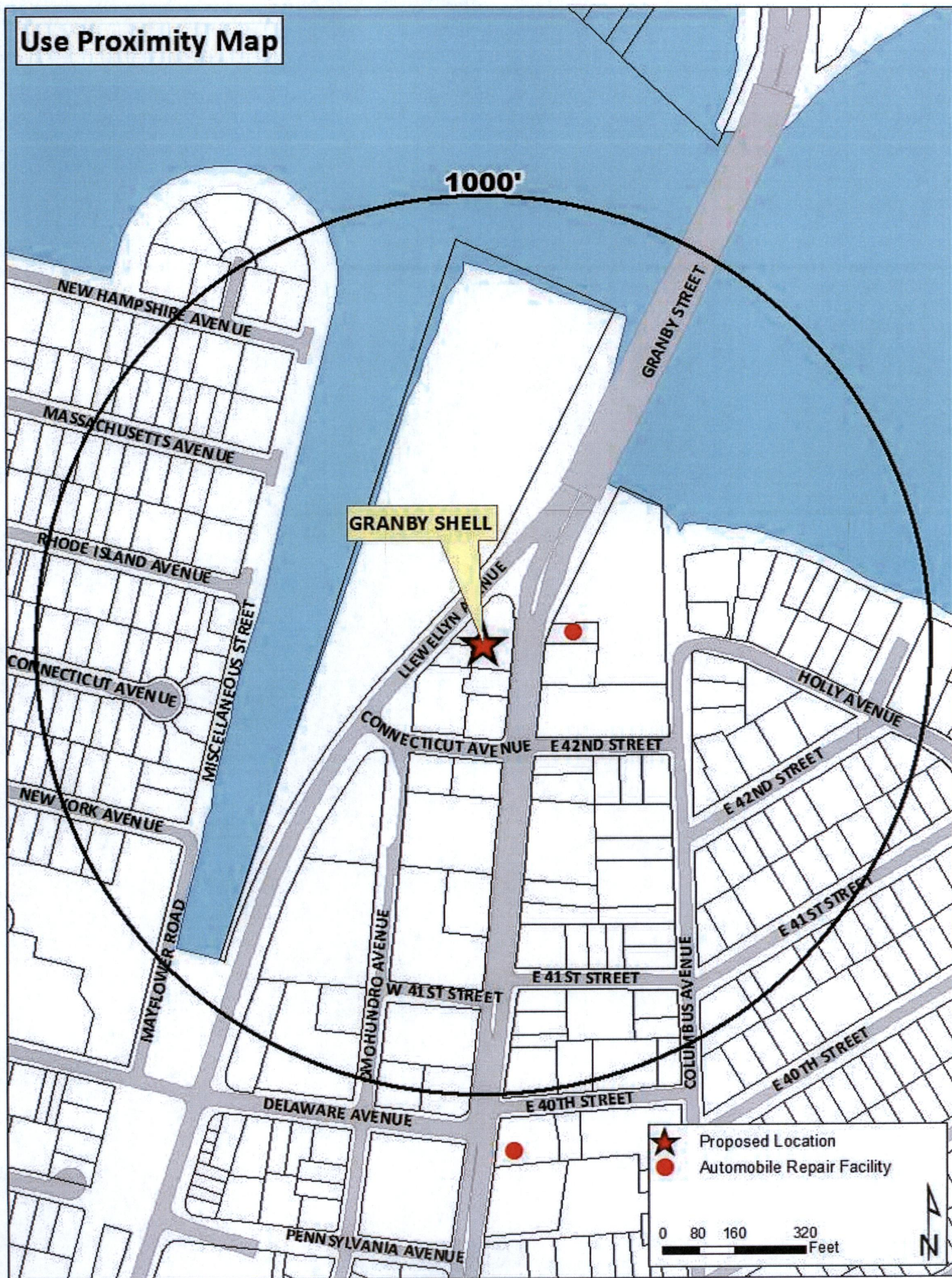
R-8

0 30 60 120 Feet





Use Proximity Map







**APPLICATION  
SPECIAL EXCEPTION**

Special Exception for: EXXON GAS STATION CONVERSION

Date of application: FEB. 25, 2015

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 4225 (Street Name) GRANBY ST.

Existing Use of Property GAS STATION / AUTO REPAIR

Current Building Square Footage 1764 S.F.

**Proposed Use**

CONVERT	EXISTING	SHELL	GAS STATION TO
AN	EXXON	GAS STATION	IN CONJUNCTION W/ ADDING
A 1 STORY	BAY	ADDITION TO THE	EXISTING BUILDING

Proposed Square Footage 1400 S.F.

**Proposed Hours of Operation:**

Weekday From 7 AM To 9 PM

Friday From 7 AM To 9 PM

Saturday From 8 AM To 6 PM

Sunday From            To           

Trade Name of Business (If applicable) GRANBY EXXON

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application  
Special Exception  
Page 2

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) IM (First) DO (JASON) (MI) S

Mailing address of applicant (Street/P.O. Box): 1307 WINDSOR POINT RD.

(City) Norfolk (State) VA. (Zip Code) 23509

Daytime telephone number of applicant (~~757~~) 536-0074 Fax (~~757~~) 625-6377

E-mail address of applicant: dosunimb2@gmail.com  
dosunimb2@gmail.com

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) WOODARD (First) MARK (MI) K

Mailing address of applicant (Street/P.O. Box): 1100 GRANBY ST. SUITE 201

(City) Norfolk (State) VA. (Zip Code) 23510

Daytime telephone number of applicant (~~757~~) 409-9301 Fax (☐)

E-mail address of applicant: woodycwo@pc.com

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) IM (First) DO (JASON) (MI) S

Mailing address of property owner (Street/P.O. box): 1307 WINDSOR POINT ROAD

(City) Norfolk (State) VA. (Zip Code) 23509

Daytime telephone number of owner (~~757~~) 536-0074 email:

**CIVIC LEAGUE INFORMATION**

Civic League contact: JAMES GREGG PRESIDENT CPRV CNIC

Date(s) contacted: 2 MEETINGS 12/15/2014 & JANUARY 12/2015

Ward/Super Ward information:

**CERTIFICATION:**

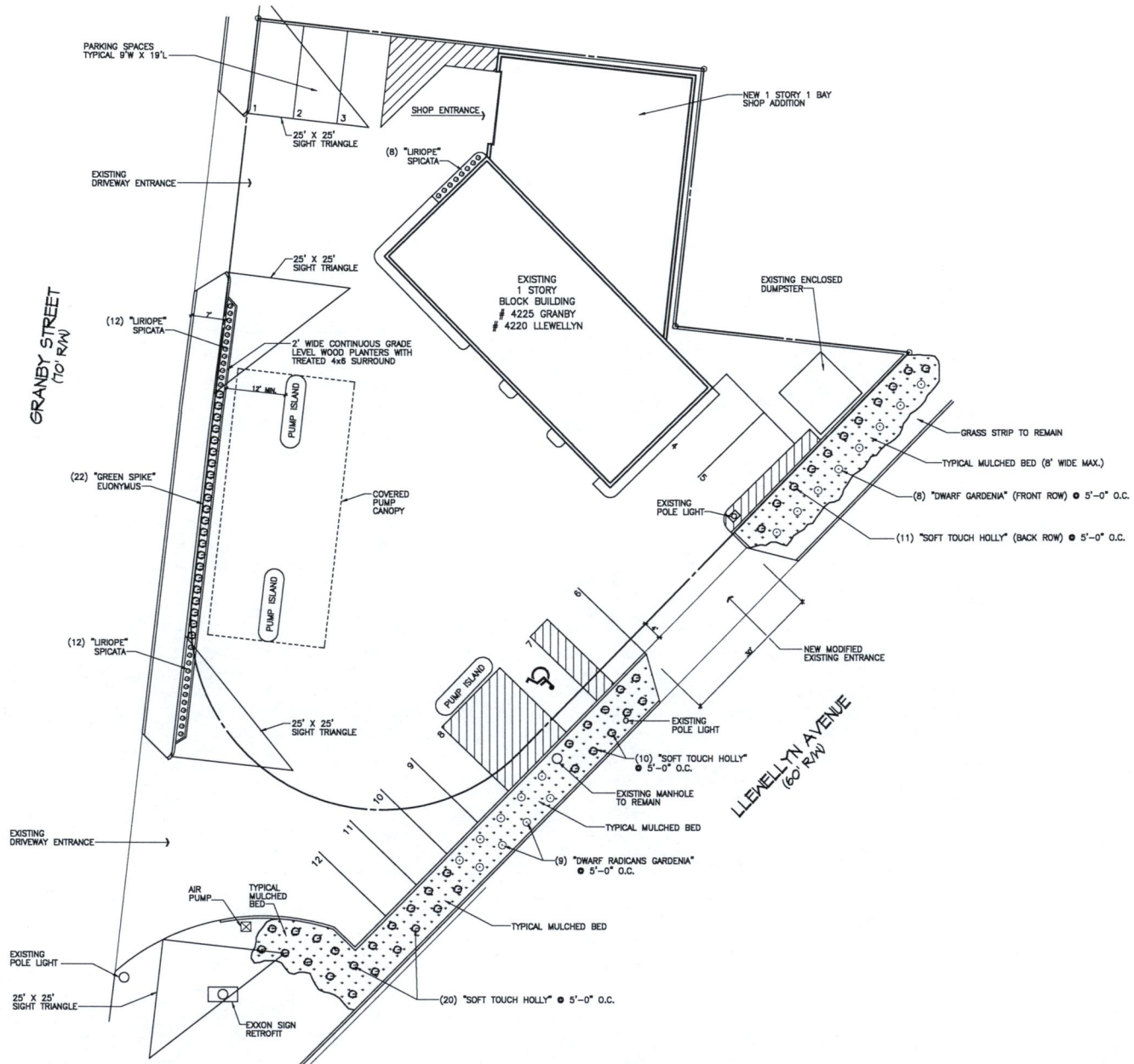
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: DO SUN IM Sign: Do Sun L 1 03 1 02 / 2015  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: MARC K WOODARD A.I.A. Sign: MK Wood 2 1 25 / 2015  
(Applicant) AGENT (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: MARC K WOODARD A.I.A. Sign: MK Wood 2 1 25 / 2015  
(Authorized Agent Signature) (Date)



PROPOSED LANDSCAPE PLAN

1" = 30'



1100 GRANBY STREET  
SUITE 201  
NORFOLK, VIRGINIA 23510

TEL. (757) 466-1400

FAX (757) 466-3014

©COPYRIGHT 2010 WOODWARD DESIGN, P.C.

DO S. IM  
GRANBY  
SHELL STATION

4225 GRANBY STREET  
4220 LLEWELLYN AVENUE  
NORFOLK, VIRGINIA

PROPOSED  
LANDSCAPE  
PLAN FOR  
GRANBY  
SHELL STATION

PROPOSED  
LANDSCAPE PLAN

DATE: 2/24/15

JOB NO. 13010.00

L-1





APPLICATION  
SPECIAL EXCEPTION

Special Exception for: Gas Station

Date of application: Dec 5, 2014

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 4225 (Street Name) GRANBY St.

Existing Use of Property Gas Station / Auto Repair

Current Building Square Footage 1764 sf

Proposed Use Add 1 story 1400 sf Addition to existing  
Shop/Bay to the rear lot behind the building, and  
site improvement / changes as proposed on the site  
plan DATED 4/14/2014 (SEE ATTACHED)

Proposed Square Footage 1400 sf

Proposed Hours of Operation:

Weekday From 7:00 AM To 9:00 pm

Friday From 7:00 AM To 9:00 pm

Saturday From 8:00 AM To 6:00 pm

Sunday From 8:00 To 6:00

Trade Name of Business (If applicable) GRANBY Shell ⇒ GRANBY Exxon

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) IM (First) Do (MI) S

Mailing address of applicant (Street/P.O. Box): 1307 Windsor Point Road

(City) Norfolk (State) VA (Zip Code) 23509

Daytime telephone number of applicant (nr) 536-0074 Fax number (nr) 625-6377

E-mail address of applicant: dosunim62@gmail-com

2. Name of property owner: (Last) IM (First) Do (MI) S

Mailing address of property owner (Street/P.O. box): 1307 Windsor Point Road

(City) Norfolk (State) VA (Zip Code) 23509

Daytime telephone number of owner (nr) 536-0074 Fax number (nr) 625-6377

**CIVIC LEAGUE INFORMATION**

Civic League contact: James Gregg (CPRV)

Date(s) contacted: Dec 2nd, 2014 / ATTENDING MEETING 12/15/2014  
TO PRESENT PROJECT TO BOARD

Ward/Super Ward information: \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking,
  - Landscaping
  - Property lines (\*see attached example).

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Do Sun IM Sign: Do Sun IM 12/05/2014  
(Property Owner or Authorized Agent Signature) (Date)

Print name: MARK K WOODARD Sign: Mark Woodard 12/5/14  
(Applicant or Authorized Agent Signature) (Date)

1100 Granby St., Suite 201, Norfolk, VA.  
466-1400

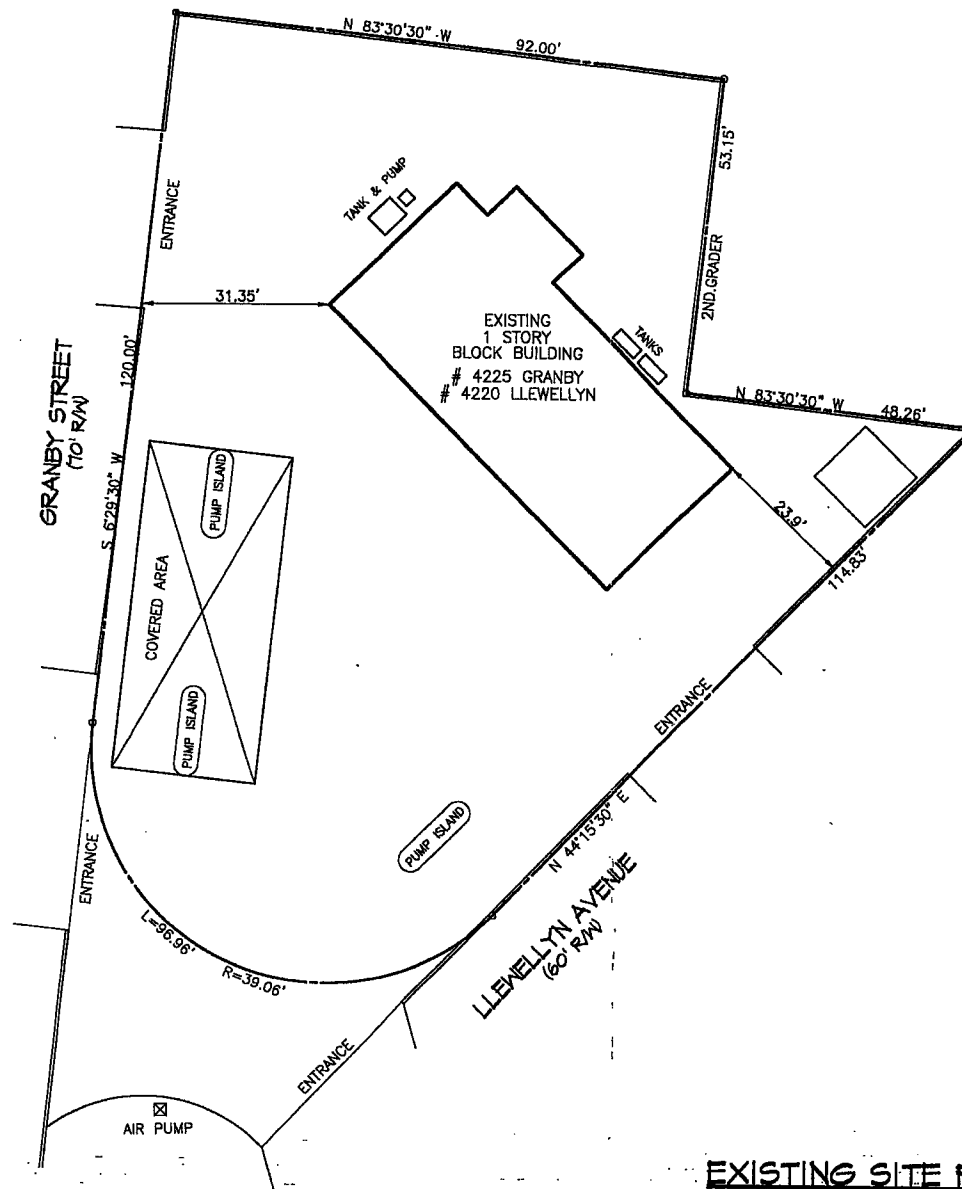
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



EXISTING SITE PLAN



1" = 20'



1100 GRANBY STREET  
SUITE 201  
NORFOLK, VIRGINIA 23510

TEL. (757) 466-1400  
FAX (757) 466-5014

©COPYRIGHT 2013 WOODARD DESIGN, P.C.

DO S. IM  
GRANBY  
SHELL STATION

4225 GRANBY STREET  
4220 LLEWELLYN AVENUE  
NORFOLK, VIRGINIA

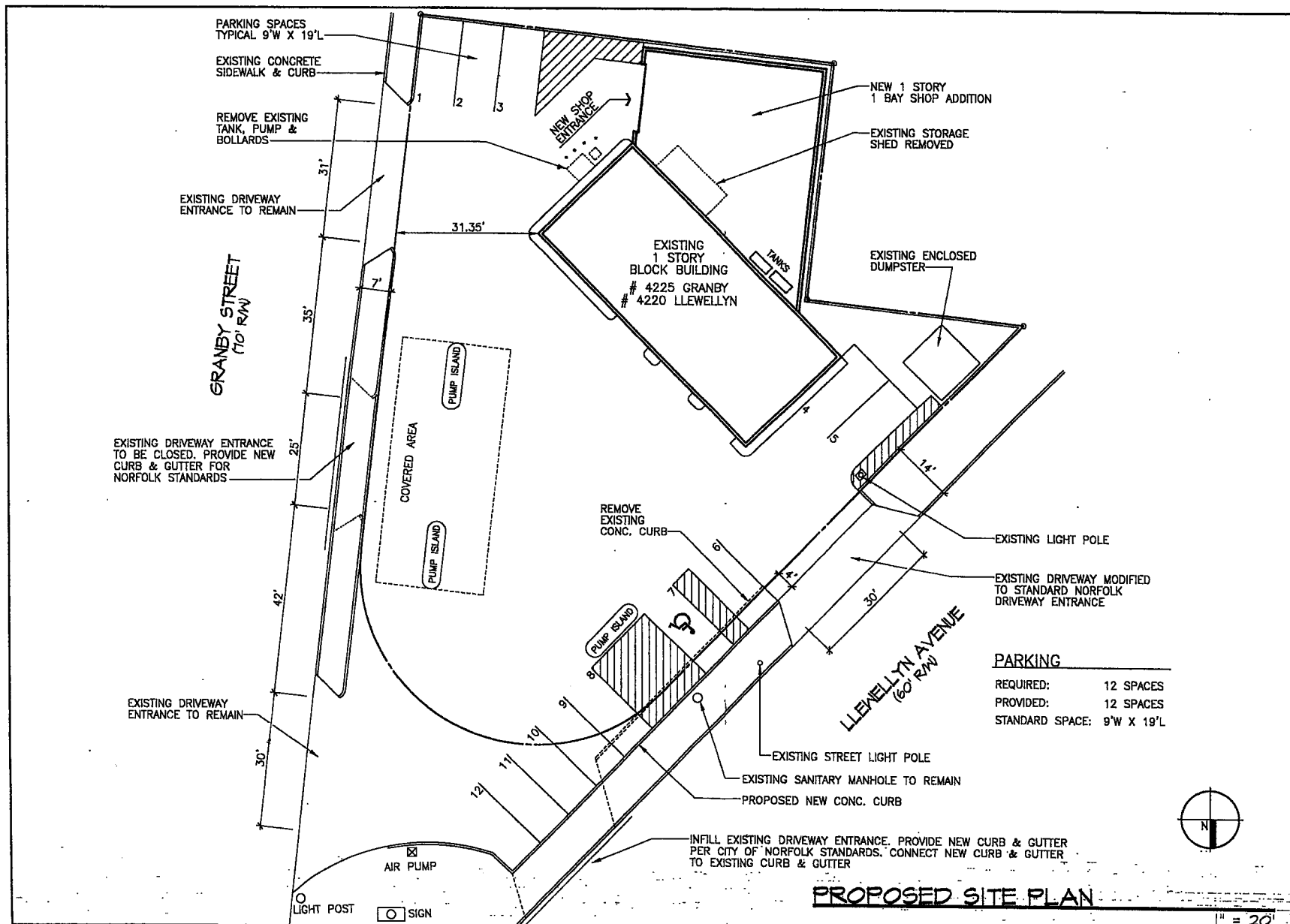
EXISTING  
SITE PLAN  
FOR  
GRANBY  
SHELL STATION

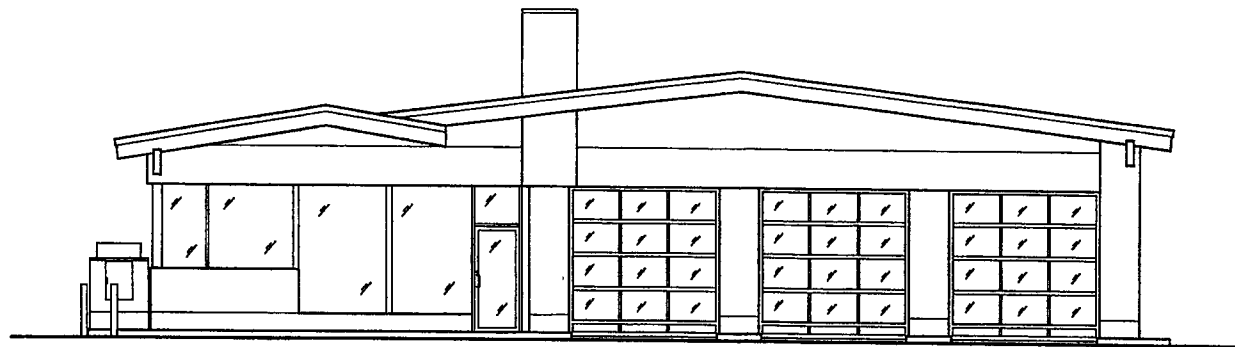
EXISTING SITE PLAN

DATE: 12/09/13

JOB NO: 13010.00

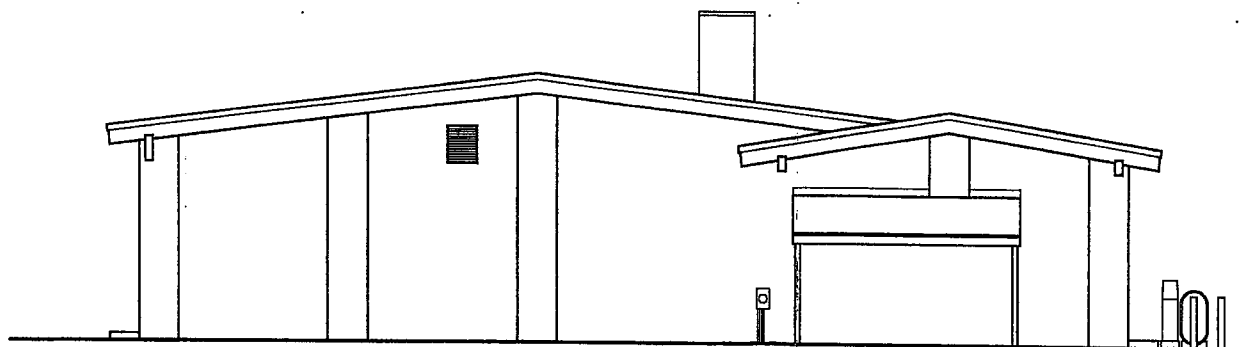
A-1





**EXISTING FRONT ELEVATION**

1/8" = 1'-0"



**EXISTING REAR ELEVATION**

1/8" = 1'-0"



1100 GRANBY STREET  
SUITE 201  
NORFOLK, VIRGINIA 23510

TEL. (757) 466-1400  
FAX (757) 466-3014

© COPYRIGHT 2014 WOODARD DESIGN, P.C.

DO S. IM  
GRANBY  
SHELL STATION

4225 GRANBY STREET  
4220 LLEWELLYN AVENUE  
NORFOLK, VIRGINIA

EXISTING  
ELEVATIONS  
FOR  
GRANBY  
SHELL STATION

EXISTING ELEVATIONS

DATE: 12/05/14

JOB NO: 13010.00





1100 GRANBY STREET  
SUITE 201  
NORFOLK, VIRGINIA 23510

TEL. (757) 466-1400  
FAX (757) 466-5014

© COPYRIGHT 2014 WOODARD DESIGN, P.C.

DO S. IM  
GRANBY  
SHELL STATION

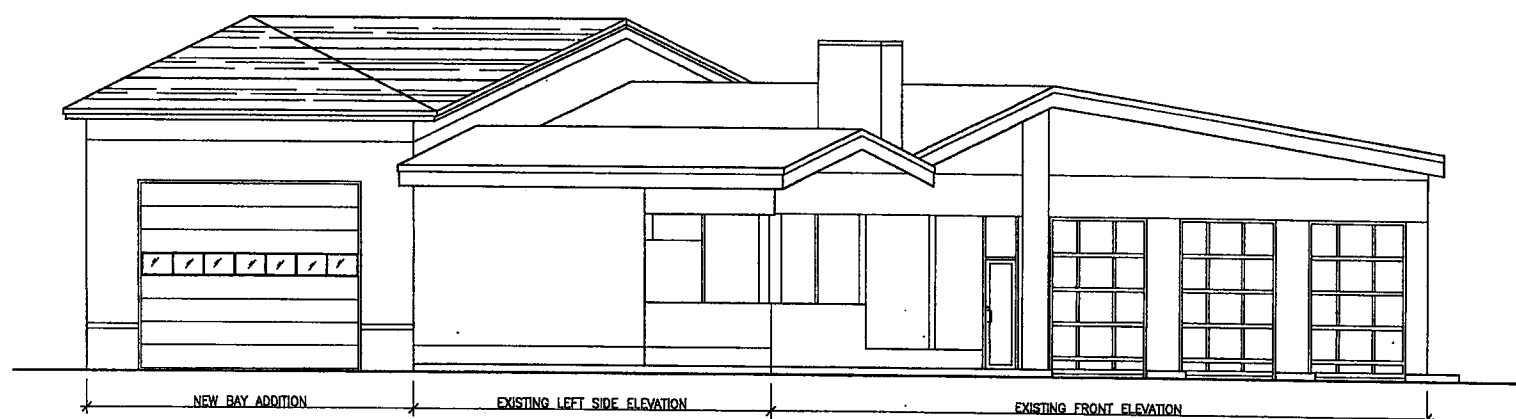
4225 GRANBY STREET  
4220 LEWELLYN AVENUE  
NORFOLK, VIRGINIA

PROPOSED  
ADDITION  
FOR  
GRANBY  
SHELL STATION

PROPOSED ELEVATION

DATE: 12/8/14

JOB NO: 13010.00



PROPOSED LEFT / FRONT ELEVATION

1/8" = 1'-0"



## Colonial Place/Riverview Civic League

P. O. Box 6130  
Norfolk, VA 23508

**Acting President**  
John W. Robertson  
(757) 449-8814  
*president@cprv.net*

February 17, 2015

George Homewood, Director of City Planning  
City Hall Building  
810 Union Street, Suite 508  
Norfolk, VA 23510

Dear Mr. Homewood:

The Colonial Place/Riverview Civic League general membership and Board of Directors were recently approached by Jason Im, the owner of the Riverview Shell Service Station located at the intersection of Llewellyn Avenue and Granby Street, about a plan to renovate the property as part of a franchise change from Shell to Exxon. Mr. Im and his architect, Mark Woodard, presented a conceptual design to the Board during its December meeting, and again at our January general membership meeting.

Subsequent to our general meeting, at our January Board of Directors meeting, there was further discussion which was considerably more candid without the presence of the property owner and his architect. We see the site and business at the foot of the Granby Street Bridge as a very important gateway, both to the Riverview Village business district and to our two neighborhoods on either side. The appearance of this property, as well as that of the properties to either side of the bridge, form the first impression a traveler has when coming into this area. There are attractive, relatively new condominiums and apartment buildings along the east and west, but at present, only crowded disorder between them at the service station facility.

We did not achieve a quorum at our January meeting, and could not, therefore, officially vote to approve or disapprove the design and plan presented, but a simple show of hands indicated that most members present did not object to the concepts shown. I should note, however, that there was serious opposition to certain aspects of the new addition design which developed at that meeting and more particularly, at the Board meeting where the same design and plan was presented in a much less formal atmosphere.

The existing building, which is crowded on the lot due to the lot's triangular shape, has three service bays now. The applicant proposes to add a large, quite tall addition to provide a fourth service bay, which will crowd the site even further. We have suggested several times to the

applicant that if the proposed addition was not so high in relation to the existing building it could be considered an improvement for both the owner and the neighborhood we are working to preserve. In addition, after renovating the site, the owner has pledged to keep the site free of debris and "junk" (removal of outside vending, wall mounted cigarette advertisement, 55 gal. drums, junk vehicle, etc.) We appreciate his commitment to being a good neighbor, and note that he enjoys a good business reputation within our community.

While we applaud the intent to remodel and clean up the property and agree that the plan as presented would improve its appearance, we believe the design of the proposed new addition, in particular, presents a significant departure from both the existing building design and from the nearby properties. We believe that construction of this new design would not improve the harmony and attractiveness of the gateway area, but would actually be quite jarring. The negative first impression it would create would be detrimental to the work now going on to improve the Riverview corridor. The city has already invested \$200,000 to make this business district a pleasing and viable destination, and more upgrades are planned.

Since we have presented our concerns to Mr. Im and he has been quite resistant to the idea of any change in the proposed design, we are writing to you to ask for your assistance in ensuring that the building design be modified to be more aesthetically-pleasing and more in keeping with both Norfolk's and the neighborhoods' desire that any new construction or remodeling of existing properties be harmonious with the character of the area and as attractive as possible.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "John W. Robertson".

John W. Robertson  
Acting President

cc: City Council Members  
City Manager  
Planning Commission Members

## Pollock, Susan

---

**From:** Mark Woodard <woody@wd-pc.com>  
**Sent:** Monday, March 16, 2015 1:24 PM  
**To:** Pollock, Susan  
**Subject:** FW: Approval of Exxon Station renovations....

Susan,

I don't know who John W. Robertson is but the trailing email was what I received from the CPRV president, James Gregg the same night after our meeting. Everyone at the meeting was in favor of our design. I don't understand how this happens in the civic league organization and I have never seen the letter you forwarded to me today. It was written 5 days later. Why don't these organizations let you know if they have a change of heart?

Mark K. Woodard, AIA  
President  
Woodard Design, P.C.  
757.466.1400

---

**From:** James Gregg [mailto:jamesgregg@aol.com]  
**Sent:** Monday, January 12, 2015 11:07 PM  
**To:** woody@wd-pc.com  
**Cc:** president@cprv.net; vicepresident@cprv.net; Secretary@cprv.net; peterjstoll@uscg.mil  
**Subject:** Approval of Exxon Station renovations....

Mr Woodard,

Our CPRVCL members indicated approval of your plans to renovate the Shell Gas Station and change it into an Exxon Station at our general meeting tonight 12 January 2015.

James Gregg, CPRVCL President